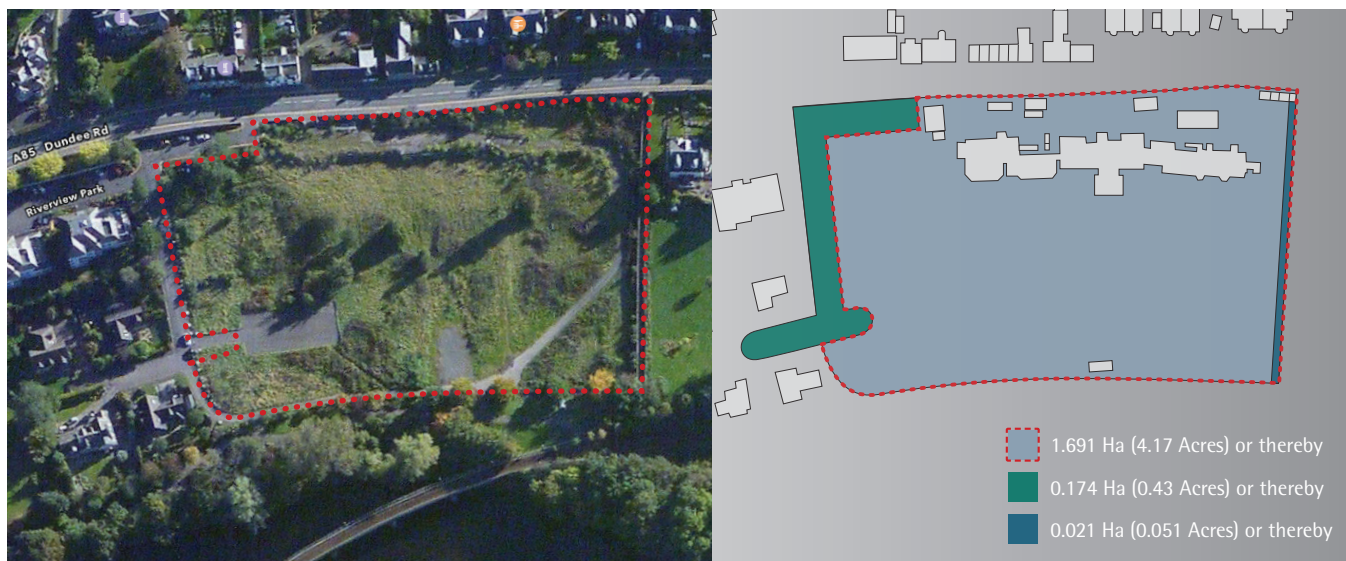


# HILLSIDE

 PERTH 



**A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY IN PERTH**



## A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY IN PERTH.

1.691 Ha (4.17 Acres) Riverside Residential Development Site On the Instructions of the Joint Administrator Matthew P Henderson.

### LOCATION

Perth is situated 40 miles north of Edinburgh and 60 miles north east of Glasgow. The city has a primary catchment of circa 50,000 people and a wider catchment in the region of 120,000. It is the principal centre of the Perth & Kinross District.

### DESCRIPTION

Only 12 minutes walk from the city centre, the south face sloping site is located on the North side of Perth overlooking the River Tay and Moncrieffe Island. The footpath to Moncrieffe Island and the King James VI Golf Course is adjacent to the site. The site is accessed directly from Dundee Road and comprises a ready-made development opportunity, with planning permission for mixed-use residential and care home. Alternative uses would be considered.

### TENURE

The property is held on a heritable title (Scottish equivalent of English freehold).

### PLANNING

Planning permission has been granted and a copy of the consent (Application Number 06/01241/FUL) is available on Perth & Kinross Council's Website. The planning officers have indicated that an application to full residential and compatible uses may be favourably considered.

### TERMS

Our client is seeking offers for their freehold (heritable) interest.

VAT Prices are quoted exclusive of VAT (if applicable).

### VIEWING

Strictly by appointment with the sole selling agents:  
**Don Young – WYM Real Estate** The Merchants' Hall,  
22 Hanover Street, Edinburgh, EH2 2EP, E: don@wymre.com T: 0131 225 2583 M: 077 68 43 31 31

WYM Real Estate for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without any responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of WYM Real Estate has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums are exclusive of VAT at current rate | **October 2016**